



Heather Close, London, SW8

**Offers in excess of:
£450,000**

Heather Close, London, SW8

Offering approximately 578 sq. ft. of thoughtfully arranged living space, the property features a bright and spacious open-plan living area that opens onto a stunning southwest-facing balcony. The modern kitchen is fully equipped, including a wine cooler, breakfast bar and dedicated dining area.

Upon entry, you're welcomed by a hallway with elegant Amtico flooring, which flows seamlessly into the main living space. A generous utility cupboard provides practical storage. The principal bedroom exceeds 15 feet in length, benefits from dual-aspect windows, and includes a dressing area for added convenience. Additional features include a private storage unit, secure bicycle storage, lift access and CCTV security throughout the building.

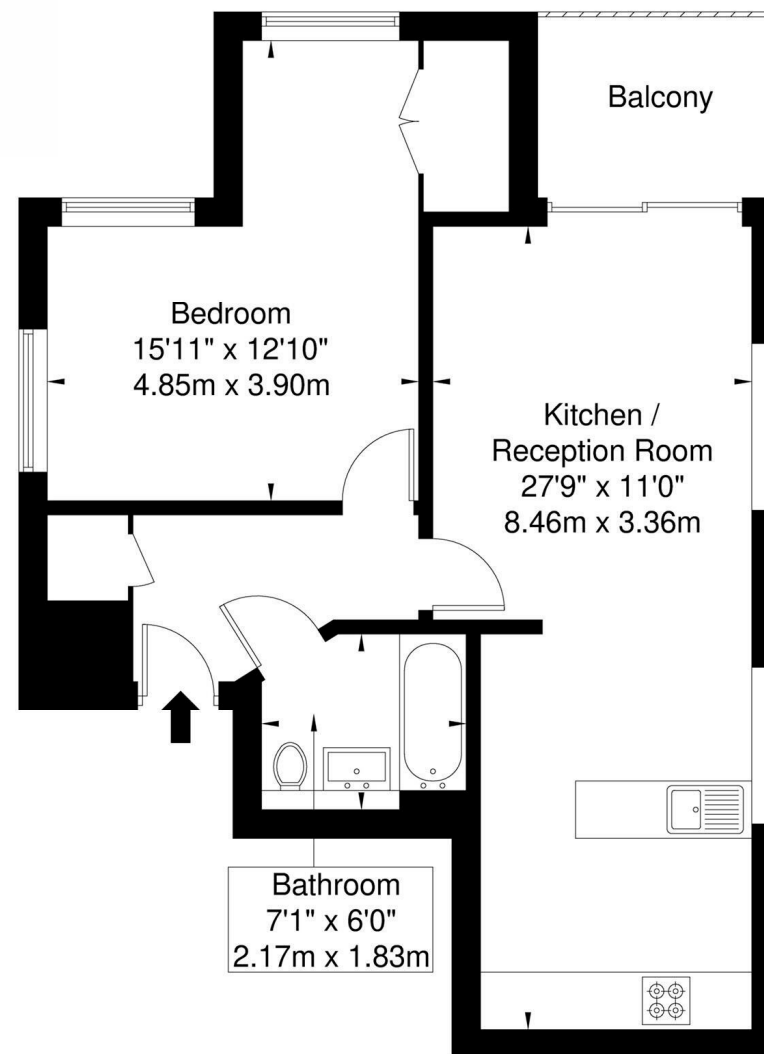
Council Tax Band:

Service Charge (per annum): £1,700.00

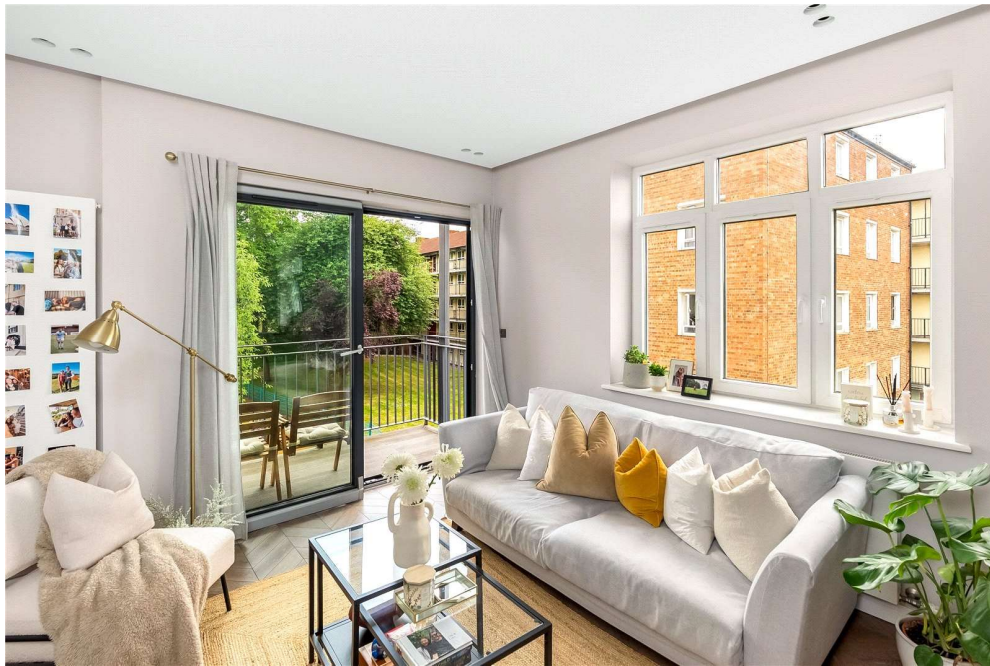
Ground rent (per annum): £250.00

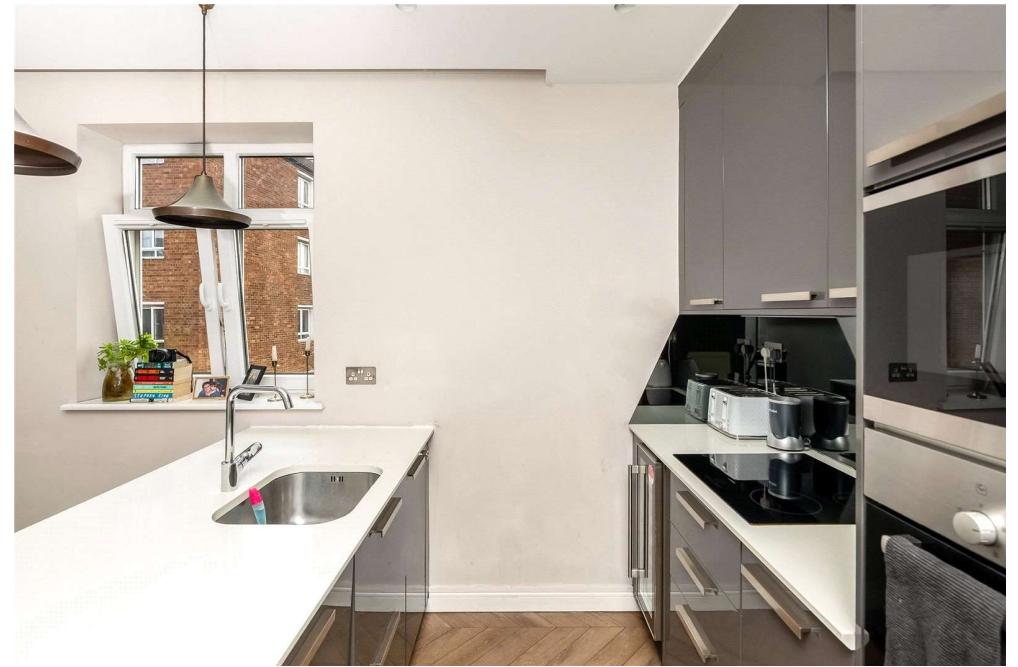
- Leasehold
- Stylish second-floor apartment
- Set within a modern and well-maintained development
- Approximately 578 sq. ft.
- Bright open-plan living area
- South west-facing balcony

Approximate Gross Internal Area 578 sq. ft | 53.7 sq. m



Second Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.